

FOLKLANDS

CHERRY ORCHARD ROAD, EAST CROYDON

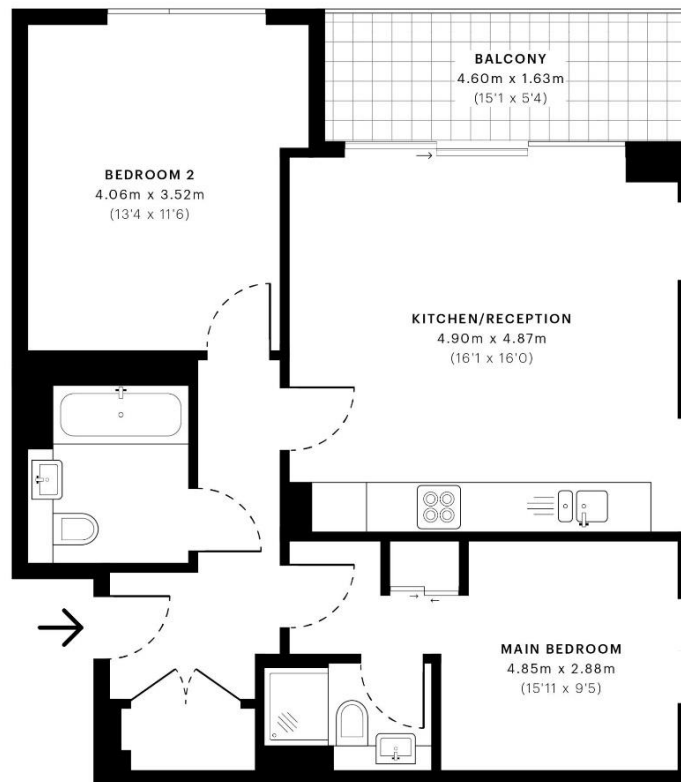
GUIDE PRICE £427,750











— Twelfth Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
65.69 sqm / 707.08 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height.
61.62 sqm / 663.27 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
7.52 sqm / 80.94 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 74.24 sqm / 799.11 sqft
IPMS 3C RESIDENTIAL 70.91 sqm / 763.27 sqft

SPEC ID: 5f3e798f6e6ac60da871518d

- ❖ TWO DOUBLE BEDROOMS
- ❖ TWELFTH FLOOR APARTMENT
- ❖ TWO BATHROOMS
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ PANORAMIC VIEWS
- ❖ RESIDENTS GYMNASIUM
- ❖ ON SITE CONCIERGE
- ❖ ECONOMICAL HEATING/ COOLING SYSTEM
- ❖ ULTRA LONG LEASE
- ❖ EPC EER B



A superbly presented two double bedroom twelfth floor apartment situated in one of Croydon's most prestigious developments, and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (16 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

This bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the residents gymnasium, has lift access, an ultra-long lease, cycle housing, ample storage, and boasts a highly economical heating/ cooling system.

The accommodation comprises a master bedroom with a large fitted wardrobe & en-suite shower room, a second double bedroom, a stylish three piece bathroom suite, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 16' x 16' open plan kitchen/ living room featuring a contemporary kitchen with composite work surfaces and fitted appliances.

Externally the property enjoys a 15' balcony with far reaching views and an aspect that captures the afternoon and evening sunshine. Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful first time buy or long-term investment.

